

Transportation Impact Fees

The City of Fort Worth has an ordinance implementing the assessment and collection of transportation impact fees. The total amount assessed is established on the approval date of this plat application, based upon Schedule 1 of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule 2 of said ordinance, and is due on the date a building permit is issued.

Water / Wastewater Impact Fees:

The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the filing date of this plat application, based upon Schedule I of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule II of said ordinance, and becomes effective on the date a building permit is issued, or on the connection date to the municipal water and/or wastewater system. P.R.V.'s will be required if water pressure exceeds 80 P.S.I.

Building Permits:

No building permits shall be issued for any lot in this Subdivision until an appropriate CFA or other acceptable provisions are made for the construction of any applicable water, sewer, storm drain, street lights, sidewalks, or paving improvements; and approval is first obtained from the City of Fort Worth.

Sidewalks:

Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the Sidewalk Policy per "City Development Design Standards".

Private Maintenance Note:

The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, recreation areas, open spaces and drainage facilities, and said owners agree to indemnify and save harmless the City of Fort Worth, Texas, from claims, damages and losses arising out of or from performance of the obligations of said owners set forth in this paragraph.

(T/TPW & Dvlpmt. Dpt. Policy)

Site Drainage Study:

A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit is issued on this site (a grading plan in some instances may be adequate.) If the site does not conform, then a drainage study may be required, along with a CFA for any necessary drainage improvements. The current owner shall submit a letter to the Department of Transportation and Public Works Director stating awareness that a Site Drainage Study will be required before any permit is issued. The current owner will inform each buyer of the same.

(T/TPW Policy)

Storm Water Note:

A Final Storm Water Management Plan (SWMP) demonstrating how site runoff will be mitigated to preclude any adverse impact to the surrounding area (as defined by the edition of the City of Fort Worth Integrated Stormwater Management Criteria Manual current at the time the SWMP is submitted) must be submitted to and approved by the City of Fort Worth prior to any soil disturbance exceeding 0.5 acres.

Note:

No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.

FLOOD NOTE:

THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE FOLLOWING FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) ZONES AS DEPICTED ON THE FLOOD INSURANCE RATE MAP (FIRM) No. 48439C0320K, COMMUNITY PANEL No. 480596 0320 K, AS REVISED SEPTEMBER 25, 2009:

OTHER AREAS

ZONE X - AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

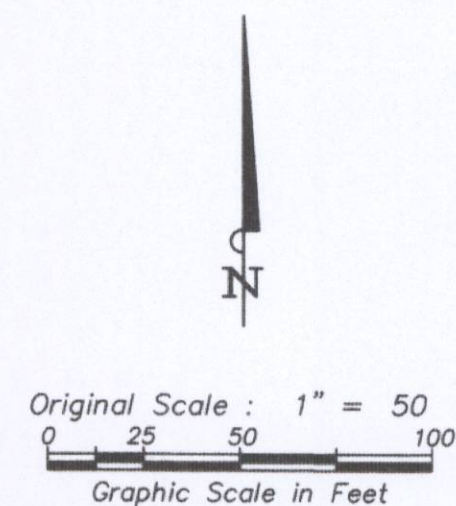
Project No. 9968-FP

Sempco Surveying Inc.
3208 S. MAIN ST. FORT WORTH, TX 76110-4278
TEL: (817) 926-7876 FAX: (817) 926-7878
GPS-SURVEYING-MAPPING-PLANNING-CONSULTANTS
Website: Sempcosurveying.com Firm Registration Number: 10094500 Copyright 2014

OWNER/DEVELOPER:
Jose Carlos Garcia
609 East HCR 1413
Grandview, Texas 76050

NEW CASE NO.: FS-14-117

Tarrant County Document No. D215072834 Date 04-10-2015



Bearings are based on NAD 83 Grid, North Central Zone, Texas State Plane Coordinate System.

FORT WORTH
CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

THIS PLAT IS VALID ONLY IF RECORDED WITHIN
NINETY (90) DAYS AFTER DATE OF APPROVAL.

Plat Approval Date: 4/10/2015

By: Chairman

By: Secretary



OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, Jose Carlos Garcia, is the sole owner of all that certain lot, tract, or parcel of land situated in the E.P. Parris Survey, Abstract No. 1223, City of Fort Worth, Tarrant County, Texas, as conveyed in County Clerk's File No. D214252869, Deed Records, Tarrant County, Texas (D.R., T.Co., Tx.), and being more particularly described, by metes and bounds, as follows:

BEGINNING at a 5/8 inch iron pin found for the southwest corner of the herein described tract of land, said iron pin also being the northwest corner of a tract of land conveyed to the State of Texas in County Clerk's File No. D196097568, D.R., T.Co., Tx. and the northerly Right of Way (R-O-W) line of Mansfield Highway, said iron pin also being in the east line of a tract of land conveyed to Randall Keith Walker in County Clerk's File No. D207031384, D.R., T.Co., Tx.;

THENCE North 00 degrees 34 minutes 03 seconds West departing said R-O-W line and with said Walker Tract a distance of 249.73 feet to a Fence Post Found for corner, said post also being the common east corner of said Walker tract and a tract of land conveyed to Reginald Dwaine Wilson in County Clerk's File No. D199235380, D.R., T.Co., Tx. and the southwest corner of a tract of land conveyed to 2D Partners, LP in County Clerk's File No. D211186383, D.R., T.Co., Tx.;

THENCE South 89 degrees 28 minutes 00 seconds East with said 2D Partners tract a distance of 194.42 feet to a 1/2 inch iron pin found for corner, said iron pin also being the northwest corner of a tract of land conveyed to Jon Evans in County Clerk's File No. D214145786, D.R., T.Co., Tx.;

THENCE South 17 degrees 55 minutes 42 seconds West with said Evans tract a distance of 313.81 feet to a Texas Department of Transportation Monument for corner in said north R-O-W line of Mansfield Highway, said monument also being the northeast corner of said State of Texas tract and in the west line of said Evans tract;

THENCE North 62 degrees 00 minutes 43 seconds West with said north R-O-W line, a distance of 107.96 feet to the **POINT OF BEGINNING**, having an area of 0.940 Acres of land, more or less.

STATE OF TEXAS §
COUNTY OF TARRANT §

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT Carlos Jose Garcia, being the sole owner of the herein above described lot, tract or parcel of land, does hereby dedicate to the public's use forever the rights-of-way and easements shown hereon and adopt this plat designating the herein above described property as LOT 1, BLOCK 1, J.C. ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, AND DOES HEREBY CERTIFY THAT Jose Carlos Garcia is the current owner, AND HAS NO OBJECTION TO THIS FINAL PLAT.

Jose Carlos Garcia
Jose Carlos Garcia, Owner

Before me, the undersigned Notary Public, on this day personally appeared Jose Carlos Garcia, known to me or proved to me to be the person in the capacity herein stated whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations expressed hereon.

WITNESS MY HAND AND SEAL OF OFFICE on this 7 day of April, 2015.

Notary Public, State of Texas Jose Guadalupe Sandoval
Notary name (printed)

My commission expires: 03/01/2017

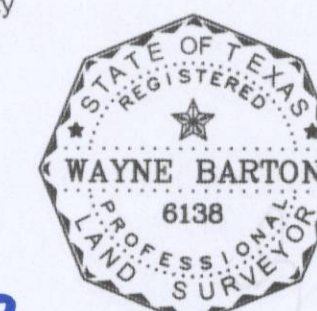


CERTIFICATION:

This is to certify that I, Wayne Barton, Registered Professional Land Surveyor of the State of Texas, have platted the described property from an actual survey on the ground by Sempco Surveying, Inc.

Wayne Barton
Wayne Barton, R.P.L.S.
Texas Registration No. 6138

4-7-2015
Date



FS14-117
A FINAL PLAT SHOWING
LOT 1, BLOCK 1
J.C. ADDITION
AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

BEING A 0.940 ACRE TRACT OF LAND LOCATED IN THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AS CONVEYED TO JOSE CARLOS GARCIA IN COUNTY CLERK'S FILE No. D214252869, D.R., T.Co., Tx.

APRIL 07, 2015